

046.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,083,100 /

Total Card / Total Parcel

USE VALUE:

1,083,100 /

1,083,100

ASSESSED:

1,083,100 /

1,083,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-18		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARRINGTON LEO W & CAROLYN M / L

Owner 2: HARRINGTON KELLY A

Owner 3:

Street 1: 16 SHERBORN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HARRINGTON LEO W & CAROLYN M & -

Owner 2: HARRINGTON KELLY A -

Street 1: 16 SHERBORN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4744		Sq. Ft.	Site		0	80.	1.19	1									449,856						449,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4744.000		628,300		4,900		449,900		1,083,100						32379	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/31/18	

**USER DEFINED**

Prior Id # 1:	32379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	23:43:55
LAST REV Date	Time
01/29/20	12:55:59
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	628,300	4,900	4,744.	449,900	1,083,100		Year end	12/23/2021
2021	104	FV	599,600	4,900	4,744.	449,900	1,054,400		Year End Roll	12/10/2020
2020	104	FV	599,700	4,900	4,744.	449,900	1,054,500	1,054,500	Year End Roll	12/18/2019
2019	104	FV	402,400	4,900	4,744.	478,000	885,300	885,300	Year End Roll	1/3/2019
2018	104	FV	402,400	4,900	4,744.	348,600	755,900	755,900	Year End Roll	12/20/2017
2017	104	FV	377,000	4,900	4,744.	303,700	685,600	685,600	Year End Roll	1/3/2017
2016	104	FV	377,000	4,900	4,744.	258,700	640,600	640,600	Year End	1/4/2016
2015	104	FV	335,200	4,900	4,744.	253,000	593,100	593,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON LEO	68447-351		11/21/2016	Convenience		1	No	No	Leo W & Carolyn Harrington put their 1/2 inte
CONNEELY DARA P	57556-375		9/30/2011	Change>Sale	543,000	No	No		
CONNEELY DARA P	45074-554		4/28/2005	Family		1	No	No	
MARTIN BERNARD	27254-1		4/30/1997		220,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/4/2013	1322	Manual	5,000	C					10/31/2018	MEAS&NOTICE	HS	Hanne S
7/31/2013	1147	Manual	1,500	C					5/6/2014	External Ins	PC	PHIL C
12/21/2012	1674	Manual	4,500	C					1/17/2014	Info Fm Prmt	EMK	Ellen K
5/17/2012	621	Redo Bat	4,500						1/8/2014	Info Fm Prmt	EMK	Ellen K
1/6/2012	12	Manual	15,000					repair garage roof	4/11/2013	Info Fm Prmt	MM	Mary M
10/14/2011	1293	Manual	4,800					install closets	12/30/2011	MLS	EMK	Ellen K
12/6/2001	916	Redo Kit	5,000	C				REMODEL KITCHEN/BA	4/23/2009	Measured	163	PATRIOT
5/7/2001	260	Porch	2,500	C				REBUILD PORCH	3/8/2000	Measured	263	PATRIOT
11/25/1998	819	Redo Kit	2,500					REMODEL KITCHEN	8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

